



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

April 4, 2022
2204-PUD-07
Exhibit 1

Petition Number: 2204-PUD-07 (Ordinance No. 22-10)

Project Name: Osborne Trails PUD Amendment V

Subject Site Address: West side of Horton Rd and North of 191st (the "Property")

Petitioner: Lennar Homes of Indiana, Inc

Representative: Nelson & Frankenberger, LLC

Request: Requests an amendment to the Osborne Trails PUD to amend the permitted uses on 43.5 acres +/- of the Real Estate.

Current Zoning: Osborne Trails PUD

Current Land Use: Undeveloped / Agriculture

Approximate Acreage: 43.5 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Project Narrative
4. Proposed Ordinance 22-10
5. Concept Plan
6. Amendment Packet
7. Neighborhood Meeting Summary
8. Public Comments

Staff Reviewer: Ryan Collingwood, Associate Planner

PETITION HISTORY

The petition was introduced at the [March 14, 2022](#) City Council meeting. The discussion for this petition can be viewed [here](#). The petitioner hosted a neighbor meeting on March 28, 2022. A summary of that meeting has been provided by the petitioner and is included as **Exhibit 7**. The petition will receive a public hearing at the April 4, 2022 Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located generally at the west side of Horton Road and the north side of 191st Street (see **Exhibit 2**).

Zoning: The property is currently zoned as Osborne Trails PUD. The underlying zoning district shall be the SF4: Single-Family High Density District.

History: The Property was included in the original Osborne Trails PUD Ordinance as Area B, passed on February 27, 2017 (1610-PUD-17; Ord. 16-44).

Permitted Uses: The total number of Dwellings permitted on the Real Estate shall not exceed one hundred and thirty (130) Single-family Dwellings. The original Osborne Trails PUD Ordinance permitted up to 170 townhomes, since decreasing the density with the proposal of the Osborne Trails PUD Amendment V. The proposed Single-family Dwellings are tied with an age-restricted standard of age 55 or better, similarly to the recently approved Osborne Trails PUD – Phase II as well as the original Osborne Trails PUD Ordinance (explained further in **Exhibit 3**).

General Regulations:

	<u>PROPOSED PUD AMENDMENT</u> <i>SINGLE-FAMILY DWELLINGS</i> (2204-PUD-07; ORD. 22-10)	<u>UNDERLYING ZONING</u> <i>SF4: SINGLE-FAMILY HIGH DENSITY</i> (UDO CHAPTER 4.7)	<u>PERMITTED TODAY</u> <i>TOWNHOMES (UNDERLYING ZONING: SFA)</i> (1610-PUD-17; ORD. 16-44; UDO CHAPTER 4.9)
MIN LOT AREA	5,580 square feet	9,000 square feet	No Minimum
MIN LOT FRONTAGE	35 feet	40 feet	No Minimum
MIN BUILDING SETBACK (FRONT)	21 feet	25 feet	Primary Arterial: 35 feet Secondary Arterial: 25 feet
MIN BUILDING SETBACK (SIDE)	5 feet	8 feet	No Applicable Standard
MIN BUILDING SETBACK (REAR)	20 feet	25 feet	No Applicable Standard
MIN LOT WIDTH	45 feet	50 feet	No Applicable Standard

MAX BUILDING HEIGHT	2 ½ stories	25 feet	35 feet
MIN LIVING AREA (SINGLE-STORY)	1,200 square feet	1,000 square feet	1,300 square feet
MIN LIVING AREA (TWO-STORY)	1,800 square feet	750 square feet	1,800 square feet

DEVELOPMENT STANDARDS: As proposed, the PUD Ordinance establishes alternative development standards from the Underlying Zoning District. The development standards of note are briefly highlighted below.

Article 6.3 Architectural Standards:

Building Materials: Vinyl siding would be prohibited as an exterior siding material.

- The proposed PUD Ordinance further defines architectural requirements regarding permitted exterior trim materials, windows, minimum overhangs, roof pitches, and other architectural features.

Article 6.8 Landscaping Standards:

Buffer Yard Requirements: As proposed, the standards of Article 6.8(N) would not apply; due to adjacent underlying zoning being identical.

- The proposed PUD Ordinance further defines landscaping requirements regarding permitted minimum lot landscaping and external street frontage requirements.

DESIGN STANDARDS: As proposed, the PUD Ordinance establishes alternative design standards from the Underlying Zoning District. The design standards of note are briefly highlighted below.

Minimum Open Space: Open Space area would be a minimum of fifteen (15) percent and as generally shown on the Concept Plan.

Osborne Trails Amenities: Section 9(B)(ii) of the Osborne Trails PUD established requirements for Active Amenities (the “Osborne Trails Amenities”). The Real Estate would be subject to any covenants and restrictions applicable to the Osborne Trails Amenities in order to ensure the enjoyment and shared maintenance costs of the Osborne Trails Amenities by the residents of the Real Estate.

Duration: Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2028 (unless otherwise extended by the Director) shall automatically void this Ordinance.

COMPREHENSIVE PLAN

The 2011 Family Sports Capital Addendum II to the Comprehensive Plan: Encourages an extended mix of uses including, but not limited to: restaurants, higher density residences, healthcare and sports medicine, hotels, and retail. The Addendum provides the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments;
- Cooperate with the Hamilton County Convention and Visitor's Bureau (the "HCCVB") to make Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield's already-developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative.

Thoroughfare Plan: The following corridors are impacted by the development of the Property:

- (i) Primary Arterial 2: proposed realignment of 191st & 193rd Street;
- (ii) Primary Arterial 2: existing Horton Road and proposed realignment of Horton Road / Spring Mill Road;
- (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets.

PROCEDURAL

Council Introduction: The petition was introduced at the March 14, 2022 City Council meeting.

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the April 4, 2022 Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the April 4, 2022 Plan Commission meeting.

2. **The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.**
3. If any Plan Commission member has questions prior to the public hearing, then please contact Ryan Collingwood at (317) 741-8857 or rcollingwood@westfield.in.gov.